

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MINNESOTA**

IN RE:  
Itasca County Farm Service Association,

**CHAPTER 7  
BKY CASE NO. 21-50389**

Debtor.

**NOTICE OF SALE**

TO: The United States Trustee, all creditors and other parties in interest.

On November 30, 2021, or as soon thereafter as the transaction may be completed, the undersigned trustee of the estate of the debtor named above will sell property of the estate as follows:

Buyer's name: MJE Properties, LLC

Selling price: \$210,000.00

Address: 900 West Fourth Street, Grand Rapids, Minnesota 55744

PINs: 91-420-2610; 91-420-2510; 91-420-2511; 91-960-0115

Legal description:

Parcel 1: Lots 1-6, Less East 25 feet and all of Lots 7-12, Block 26 and vacated 10<sup>th</sup> Ave lying west of Block 26, Grand Rapids Second Division.

Parcel 2: All of the Eastern 100 feet of Lots 1, 2, 3, 4, 5 and 6, Block 25 AND all that portion of the West Half (W1/2) of vacated 10<sup>th</sup> Avenue West lying between the Easterly extensions of the North and South lines of said Block 25, excepting therefrom all those portions of Lots 5 and 6 of said Block 25 West of a line drawn parallel to and distant 60 feet Westerly of the East line of Block 25 AND except the East 4.72 feet of the West half (W1/2) of vacated tenth avenue West lying between the Easterly extensions of the North and South lines of said Block 25, Second Division of Grand Rapids.

Parcel 3: Township 55N, Range 25W Section 20 – the East 4.72 feet of West half (1/2) of vacated tenth avenue lying adjacent thereto, Second Division of Grand Rapids.

Parcel 4: Burlington Northern Lease No 232499

All in Itasca County, Minnesota.

The trustee has obtained approval of the court to employ Greg Hoffman of Edina Realty as realtor for the sale of this property. From the sale proceeds, the realtor will be paid his commission, 6%, and the trustee will also pay closing costs normally paid by a seller of real estate in Minnesota. The property is subject to mortgages in favor of Deerwood Bank and Grand Rapids Economic Development Authority. The balance of the mortgages exceeds the selling price; however, Deerwood Bank has agreed to allow the trustee to hold the net proceeds in trust until the sale of

other real property and personal property by the trustee, the total of which is expected to exceed the bank's mortgages and security interests.

The trustee is also requesting the court to waive the 14 day stay of the order approving the sale provided for in Bankruptcy Rule 6004(h). The trustee believes this sale is in the best interest of the bankruptcy estate.

**OBJECTION: MOTION: HEARING**

Under applicable rules, any objection must be in writing, be delivered to the Trustee and the United States Trustee, and be filed with the clerk, not later than 12:00 noon on the day before the above date. If an objection is timely delivered and filed, the court will hold an expedited hearing on the objection with reduced notice of the hearing. The hearing will be scheduled by the Trustee with notice by the Trustee to the objecting party and the United States Trustee. If an objection is made or an order is required, the undersigned Trustee moves the Court for such orders as may be necessary and appropriate.

United States Bankruptcy Court  
404 Gerald W. Heaney  
U.S. Courthouse  
515 West First Street  
Duluth, MN 55802

United States Trustee  
1015 U.S. Courthouse  
300 South Fourth Street  
Minneapolis, MN 55415

Nauni J. Manty, Trustee  
150 South Fifth Street  
Suite 3125  
Minneapolis, MN 55402

Dated: November 9, 2021

By: /e/ Nauni J. Manty, Trustee  
Nauni J. Manty, Trustee

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MINNESOTA

IN RE:  
ITASCA COUNTY FARM SERVICE  
ASSOCIATION

CASE NO: 21-50389

**DECLARATION OF MAILING  
CERTIFICATE OF SERVICE**

Chapter:

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On 11/9/2021, I did cause a copy of the following documents, described below,  
NOTICE OF SALE

to be served for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if fully set forth herein.

Parties who are participants in the Courts Electronic Noticing System ("NEF"), if any, were denoted as having been served electronically with the documents described herein per the ECF/PACER system.

DATED: 11/9/2021

/s/ Nauni Mantz  
Nauni Mantz

Mantz & Associates, P.A.  
150 South Fifth Street, Ste 3125  
Minneapolis, MN 55402  
612 465 0990

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4 UNITED STATES BANKRUPTCY COURT  
5 DISTRICT OF MINNESOTA

6 IN RE:  
7 ITASCA COUNTY FARM SERVICE  
8 ASSOCIATION

9 CASE NO: 21-50389  
10  
11 **CERTIFICATE OF SERVICE**  
12 **DECLARATION OF MAILING**

13 Chapter:  
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19 On 11/9/2021, a copy of the following documents, described below,  
20  
21 NOTICE OF SALE  
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29 were deposited for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient  
30 postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth  
31 herein.

32 The undersigned does hereby declare under penalty of perjury of the laws of the United States that I have served the above  
33 referenced document(s) on the mailing list attached hereto in the manner shown and prepared the Declaration of Certificate of  
34 Service and that it is true and correct to the best of my knowledge, information, and belief.

35 DATED: 11/9/2021  
36  
37  
38



39 Jay S. Jump  
40 BK Attorney Services, LLC  
41 d/b/a certificateofservice.com, for  
42 Nauni Manty  
43 Manty & Associates, P.A.  
44 150 South Fifth Street, Ste 3125  
45 Minneapolis, MN 55402

CASE INFO

LABEL MATRIX FOR LOCAL NOTICING  
08645  
CASE 21-50389  
DISTRICT OF MINNESOTA  
DULUTH  
TUE NOV 9 13-15-15 CST 2021

AUCTION MASTERS INC  
19150 TERRITORIAL RD  
OSSEO MN 55369-9216

ANIMART LLC  
CO LAFFEY SEBRANEK AUBY RISTAU SC  
16 N CARROLL ST 500  
MADISON WI 53703-2773

DEBTOR

ITASCA COUNTY FARM SERVICE ASSOCIATION  
900 W 4TH STREET  
GRAND RAPIDS MN 55744-2202

EXCLUDE

DULUTH  
~~404 GERALD W HEANEY FEDERAL BUILDING~~  
~~AND US COURTHOUSE AND CUSTOMHOUSE~~  
~~515 WEST FIRST STREET~~  
~~DULUTH MN 55802-1302~~

ADEN BROOK  
PO BOX 217  
MONTGOMERY NY 12549-0217

ADVENTUREKEEN  
2204 1ST AVE S SUITE 102  
BIRMINGHAM AL 35233-2321

AGCO FINANCE LLC  
PO BOX 9263  
DES MOINES IA 50306-9263

ARABIAN HAVEN RANCH LLC  
W261 COUNTY ROAD D  
BORTH WI 54923-8339

ARMOR ANIMAL HEALTH  
1240 GREEN VALLEY ROAD  
BEAVER DAM WI 53916-1128

BNSF RAILWAY CO  
PO BOX 676160  
DALLAS TX 75267-6160

CARLSON WHOLESALE INC  
3780 QUAIL ROAD NE  
SAUK RAPIDS MN 56379-9444

CENTURY LINK  
PO BOX 2956  
PHOENIX AZ 85062-2956

CENTURY LINK  
PO BOX 4300  
CAROL STREAM IL 60197-4300

CENTURY LINK  
PO BOX 91155  
SEATTLE WA 98111-9255

COUNTRY PET FOODS LLC  
505 ATLANTIC AVE  
DEGRAFF MN 56271-9003

DANIEL BROWN  
18759 BLUE BIRD DRIVE  
GRAND RAPIDS MN 55744-6242

DAVE HRON JR  
23716 CO RD 197  
DEER RIVER MN 56636-2160

DEER CREEK SEED  
PO BOX 105  
ASHLAND WI 54806-0105

DEERWOOD BANK  
PO BOX 2905  
BAXTER MN 56425-6605

DEPT OF PUBLIC UTILITIES  
PO BOX 1048  
VIRGINIA MN 55792-1048

ENTREPRENEUR FUND  
202 WEST SUPERIOR STREET SUITE 311  
DULUTH MN 55802-1971

FEDDICK DISTRIBUTING  
9887 ST CROIX TRAIL  
NORTH BRANCH MN 55056-6280

FOSSTON TRI COOP  
PO BOX 88  
FOSSTON MN 56542-0088

FOSTERS INC  
PO BOX 2674  
WATERLOO IA 50704-2674

FRED WANGLER  
PO BOX 643  
CASSELTON ND 58012-0643

FOSSTON TRI COOP  
CO RANGE CREDIT BUREAU INC  
PO BOX 706  
HIBBING MN 55746-0706

FOSTERS INC  
PO BOX 2674  
WATERLOO IA 50704-2674

GRAND RAPIDS PUBLIC UTILITIES  
500 SE 4TH STREET  
GRAND RAPIDS MN 55744-3667

HOMETOWN FOCUS  
401 6TH AVE N SUITE 111  
VIRGINIA MN 55792-4562

ITASCA CO 4H FEDERATION  
123 NE 4TH ST  
GRAND RAPIDS MN 55744-2659

ITASCA CO AGRICULTURAL ASSOC  
1336 FAIRGROUNDS RD  
GRAND RAPIDS MN 55744-2474

KIRK GILBERTSON CPA PA  
PO BOX 655  
GRAND RAPIDS MN 55744-0655

LVC COMPANIES INC  
4200 WEST 76TH ST  
MINNEAPOLIS MN 55435-5108

MIDWEST COMMUNICATIONS  
11 E SUPERIOR ST SUITE 380  
DULUTH MN 55802-3016

MIDWEST SUPPLY AND DISTRIBUTING  
828 19TH AVE NE  
ST JOSEPH MN 56374-4639

MINNESOTA ENERGY RESOURCES  
PO BOX 19003  
GREEN BAY WI 54307-9003

MINUTEMAN PRESS  
70 SE 7TH STREET  
GRAND RAPIDS MN 55744-3814

MN ENERGY RESOURCES  
PO BOX 6040  
CAROL STREAM IL 60197-6040

MVTL  
11265 NORTH FRONT ST BUILDING 2  
NEW ULM MN 56073

MVTL  
PO BOX 249  
NEW ULM MN 56073-0249

NAPA SUPPLY OF GRAND RAPIDS  
404 NE 4TH STREET  
GRAND RAPIDS MN 55744-2923

NORLAND ENVIRONMENTAL SERVICE INC  
238 JESS HARRY RD  
GRAND RAPIDS MN 55744-7348

NORTHWEST GAS  
1608 NW 4TH ST  
GRAND RAPIDS MN 55744-2198

NUTRA BLEND LLC  
PO BOX 202619  
DALLAS TX 75320-2619

NORTHEAST ENTREPRENEUR FUND INC  
202 W SUPERIOR ST STE 311  
DULUTH MN 55802-1971

QWEST CORPORATION DBA CENTURYLINK QC  
CENTURYLINK INC  
1025 EL DORADO BLVD ATTN- LEGAL-BKY  
BROOMFIELD CO 80021-8254

R J HUNT SEED INC  
13477 CNTY RD 101  
WADENA MN 56482-2075

REAL PRESENCE RADIO  
503 7TH ST N SUITE 101  
FARGO ND 58102-4403

RJ HUNT SEED CO  
13477 CO RD 101  
WADENA MN 56482-2075

SK PACKAGING  
120 N FRENTRASS LAKE RD  
EAST DUBUQUE IL 61025-9529

SEEDWAY  
PO BOX 250  
HALL NY 14463-0250

THE CO OP RETIREMENT PLAN TRUST  
MARK MOEDRITZER  
SHOOK HARDY BACON LLP  
2555 GRAND BLVD  
KANSAS CITY MO 64108-2613

UNITED BENEFITS GROUP  
PO BOX 169005  
KANSAS CITY MO 64116-8005

~~EXCLUDE~~

US COMMODITIES LLC  
730 2ND AVE S UNIT 700  
MINNEAPOLIS MN 55402-2480

US TRUSTEE  
1015 US COURTHOUSE  
300 S 4TH ST  
MINNEAPOLIS MN 55415 3070

WESTWAY FEED PRODUCTS LLC  
365 CANAL STREET SUITE 2929  
NEW ORLEANS LA 70130-1165

~~EXCLUDE~~

JOEL J DAHLGREN  
BLACK DOG COOP LAW  
714 N FRANKLIN ST  
NEW ULM MN 56073-1309

NAUNI JO MANTY  
MANTY ASSOCIATES PA  
150 SOUTH FIFTH STREET  
SUITE 3125  
MINNEAPOLIS MN 55402 4221

(U.S. Trustee)  
US Trustee  
1015 US Courthouse  
300 S 4th St  
Minneapolis, MN 55415  
ustpregion12.mn.ecf@usdoj.gov

(Trustee)  
Nauni Jo Manty  
Manty & Associates PA  
150 South Fifth Street  
Suite 3125  
Minneapolis, MN 55402  
represented by:  
Manty & Associates PA  
150 South Fifth Street  
Suite 3125  
Minneapolis, MN 55402  
ecf@mantylaw.com

Itasca County Farm Service Association  
900 W. 4th Street  
Grand Rapids, MN 55744  
Tax ID / EIN: 41-0330750  
(Debtor 1)  
represented by:  
Joel J. Dahlgren  
Black Dog Co-op Law  
714 N Franklin St  
New Ulm, MN 56073  
dahlgren@blackdogcooplaw.com

(Interested Party)  
Animart, LLC  
c/o Laffey, Sebranek, Auby & Ristau,  
S.C.  
16 N. Carroll St., #500  
Madison, WI 53703  
represented by:  
Lisa K Lietz Ray  
Laffey, Sebranek, Auby & Ristau S.C.  
16 N. Carroll St.,  
Suite 500  
Madison, WI 53703  
l.lietzray@els-law.com

AUCTION MASTERS INC  
19150 TERRITORIAL RD  
OSSEO, MN 55369  
(Auctioneer)